



AEGIS PHASE II



An aerial photograph of the Providence Academy building, a large, multi-story brick structure with a central tower and dormers. The building is surrounded by a mix of modern and historic architecture, including a multi-story apartment building to the left. In the foreground, there is a large, landscaped urban campus with a brick-paved plaza, green lawns, and various trees, including some with red foliage. A paved road with a white dashed line runs along the bottom right. Several people are visible walking on the sidewalks and in the plaza. The sky is clear and blue.

PROVIDENCE ACADEMY VISION

The Providence Academy building is preserved and enhanced as a place of commerce and year-round center of activity for the community.

REDEVELOPMENT OBJECTIVE

Make preservation of the Academy economically viable by creating a mixed-use urban campus where modern-day uses merge with history.

Economics of Preserving the Academy

Uses of Funds	
Providence Academy (Parcel 1)	
Purchase	\$5,000,000
Building & Site Improvements	~\$30,000,000
Subtotal	\$35,000,000
Undeveloped Property (Parcels 2-5)	
Purchase	\$4,300,000
Site Improvements	~\$6,000,000
Subtotal	\$10,300,000
TOTAL USES	\$45,300,000

Sources of Funds	
To Date	
Grants, Donations, & Operational Funds	\$8,100,000
Proceeds from Sale of Parcels 2-4	\$5,500,000
Subtotal	\$13,600,000
Planned	
Proceeds from Sale of Parcel 5	\$3,100,000
Marathon Site Improvement of Parcels 2-5	~\$6,000,000
Grants, Donations, & Operational Funds	\$22,600,000
Subtotal	\$31,700,000
TOTAL SOURCES	\$45,300,000

Preservation of Providence Academy

Proceeds from the sale of the land for Aegis Phase II will be invested in the restoration of the Providence Academy Building. Aegis I & II are also separately paying for most of the site work on the Providence Academy site which allows the Historic Trust to focus resources on restoration of the Academy Building.

The primary reason Marathon opted to develop the Providence Academy site over other viable development sites is that the proceeds from the land sale and the site work investment would directly benefit the community through non-profit restoration of the Academy Building.



Academy porch & façade restoration



Removal of the El Presidente building

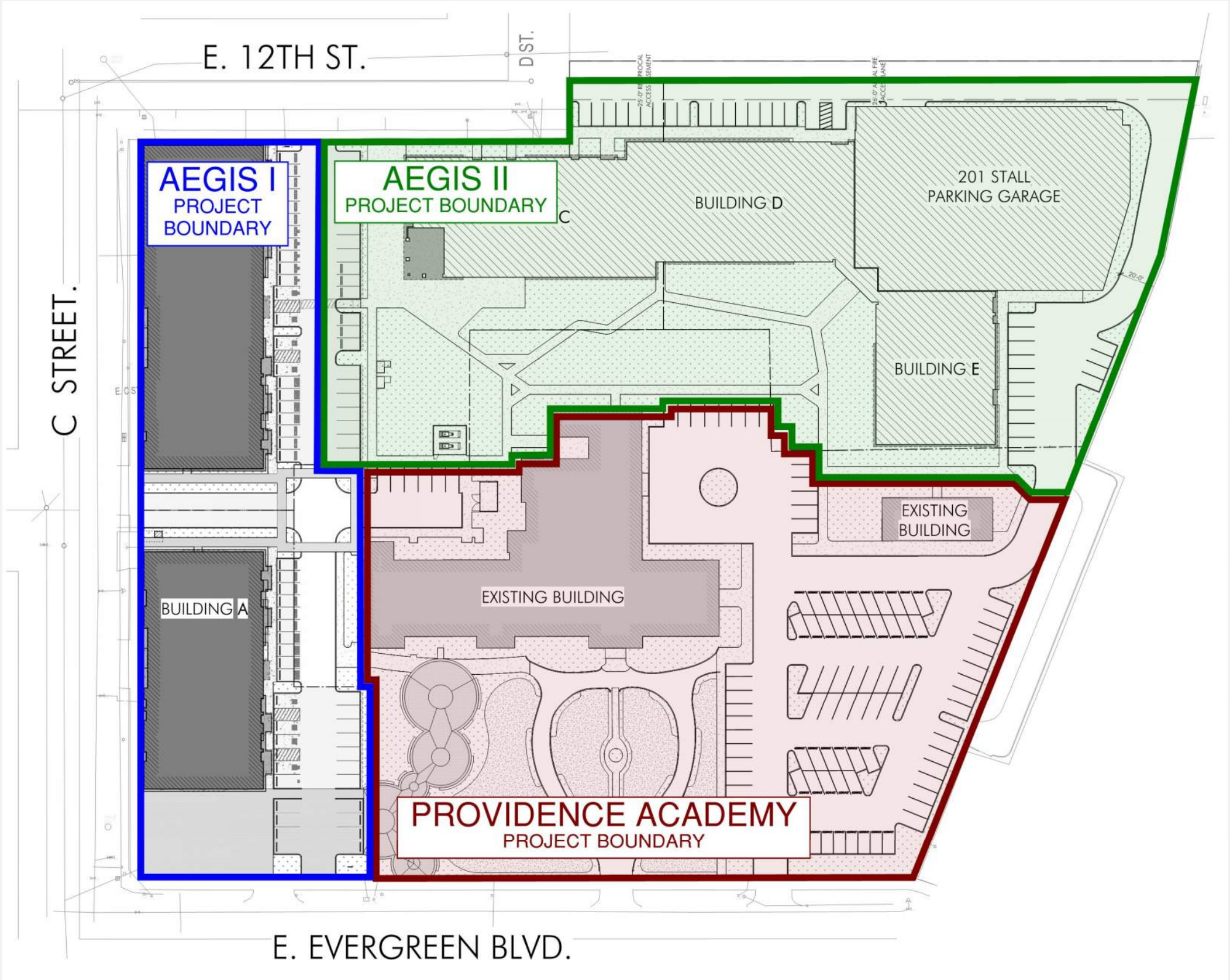


Academy roof replacement



Academy landscape restoration & new plaza

Site Plan - Providence Academy, Aegis Phase I, and Aegis Phase II



Mixed-Use Urban Campus

Providence Academy

A restored landmark and public museum that operates as a self-sustaining office building and event center.



Aegis

A new mixed-use urban development representing Guardianship of the Community.

'ējis/

The protection, backing, or support of a particular person or organization



The logo incorporates the shape of the site and the heart of the tree. The heart of the tree represents the Academy Building.

Aegis Phase II Development Statistics

Development Statistics

- 2.52 acres
- 191,279 gross sf
- 200 Apartments
- 79 studio units averaging 537 sf
- 73 one-bedroom units averaging 676 sf
- 48 two-bedroom units averaging 938 sf
- Parking garage with 201 parking spaces and 55 surface parking spaces

Common Amenities

- Approximately 40,000+ sf of greenspace and terraces that will be activated with walking paths, lush landscaping, and historical interpretive art.
- A 6,800 sf community room including a theater, kitchen, gaming area, and seating areas all connected to a 2,000 sf outdoor terrace.
- The outdoor terrace includes an outdoor kitchen, community dining tables, gas fireplaces, and landscaping.
- Lobby, coffee bar, mail room, and package and grocery receiving system.
- Indoor secure bike storage room with self-service bike repair stands, tools, and a bike wash
- Separate trash and recycling chutes

Apartment Amenities

- Balconies for 38% of the units
- 10 ft tall ceilings
- Large windows
- LVT floors throughout and showers with glass doors
- Air conditioning
- Full size front loading stacked washer and dryer
- Frameless cabinets
- Slab quartz countertops
- Stainless steel appliances
- Gas stoves, garbage disposals, and undermount sinks
- High-end Grohe plumbing fixtures

Site Rendering | South Aerial Perspective



Site Rendering | South Pedestrian Perspective



Site Rendering | Southwest Aerial Perspective



Site Rendering | Southwest Pedestrian Perspective



Site Rendering | Aerial Perspective looking into Greenspace



Site Rendering | Pedestrian Perspective looking into Greenspace



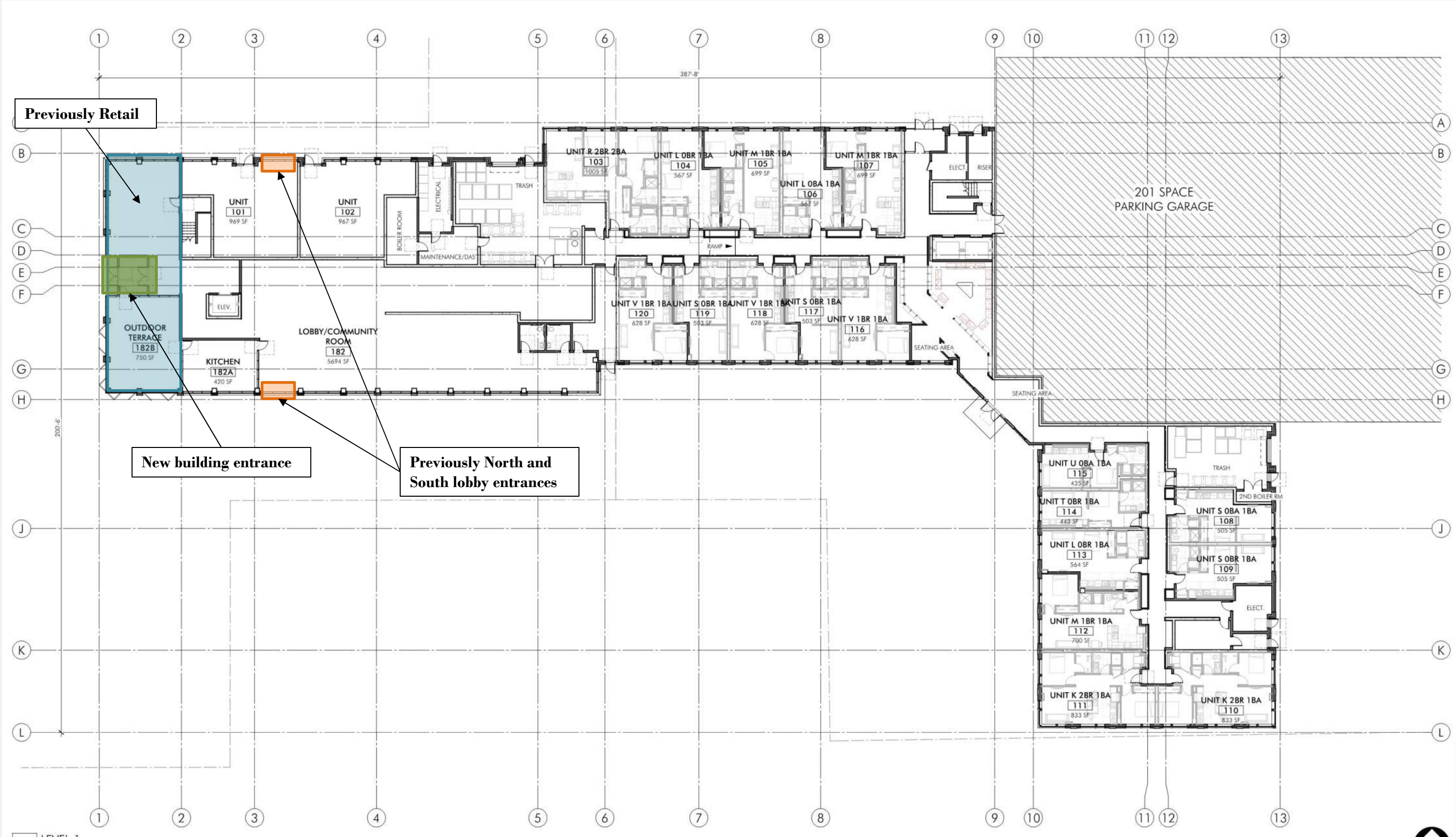
Site Rendering | Northwest Aerial Perspective



Site Rendering | Northwest Pedestrian Perspective



Aegis Phase II – Ground Floor Revision



Public Open Space

Aegis Phase II will include 40,000+ square feet (.92 acres) of open space between the Academy Building and Aegis Phase II buildings. The open space will activate the Academy and Aegis Phase II buildings by providing greenspace and activity space for Aegis residents, Providence Academy tenants, and the public to enjoy. The public will have access to the open space into perpetuity via easement.



Public Art – Summary

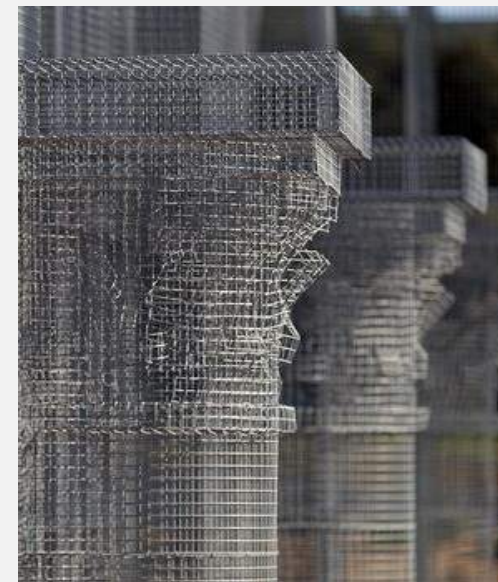
Marathon and the Historic Trust will develop a series of historical interpretive centers integrated into the open-space as part of its consideration for a property tax exemption. This will include plaques in the locations of all the historic structures that existed on site, a monument to the smokestack, historically inspired interactive structures, informative art in the enhanced view and pedestrian corridor, and historically inspired site wayfinding signage.

The open space will also include additional historical interpretive centers curated and paid for by the Historic Trust including a three-dimensional map of the site that depicts all historic structures that existed on the site and clear overlay information boards showing the laundry, boiler, and smokestack structures.



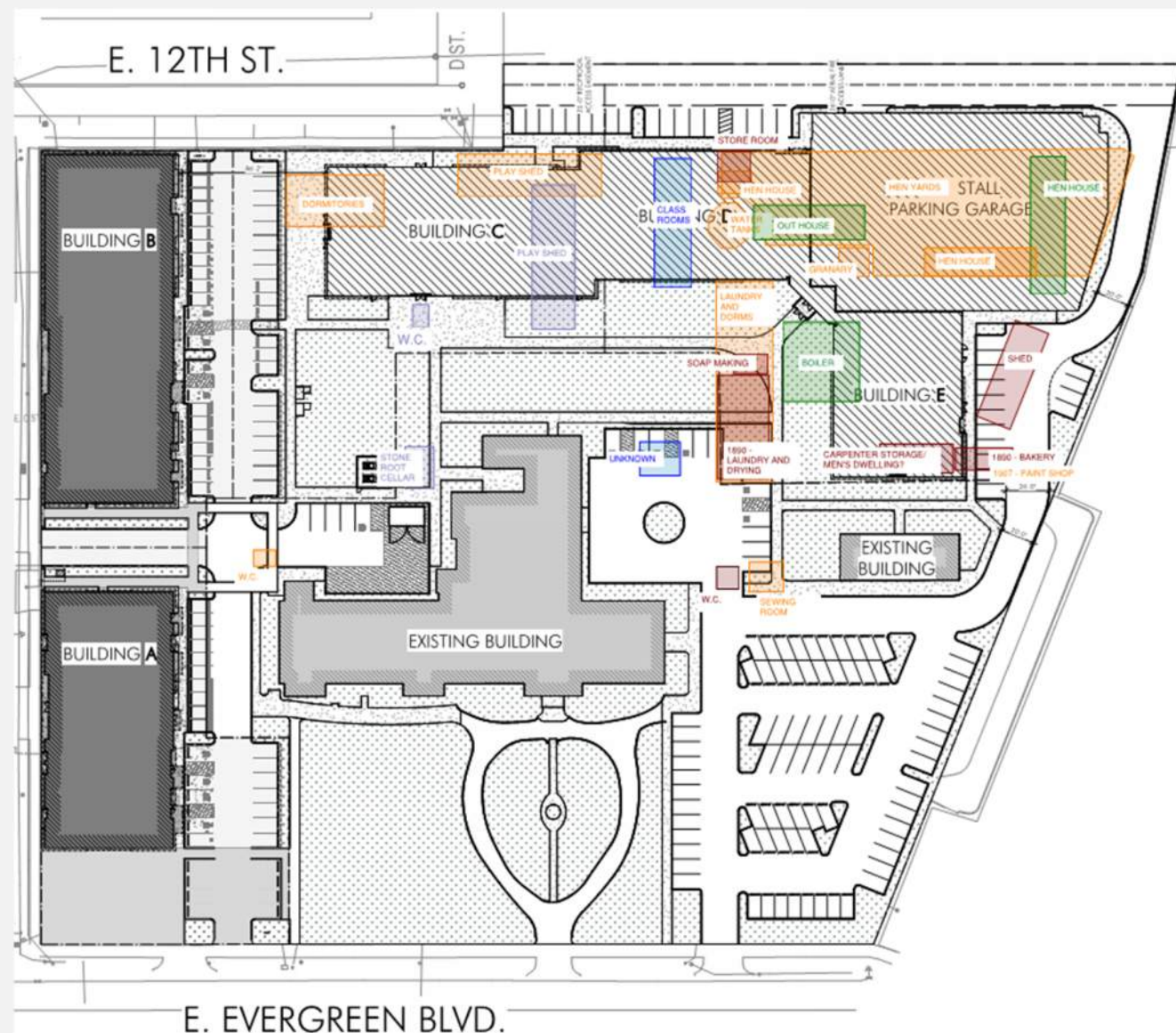
Public Art – Monument to the Smokestack

The open space will include a monument to memorialize the historic smokestack. This can be accomplished through elevated landscaping with seating, or a sculptural element that recreates features of the smokestack.



Public Art – Plaques Memorializing Past Structures

Marathon and the Historic Trust are collaborating to locate all structures that have stood on site throughout history. These locations, whether outside or in the new buildings, will be marked with plaques. As people wander the site, they'll experience how the site existed throughout history.



Public Art – Historically-Inspired Interactive Structure

The open space will include a historically-inspired interactive structure, integrated into the landscape. This will pay homage to the story of the sisters while activating the space by allowing kids and adults to interact with a recreated piece of history.



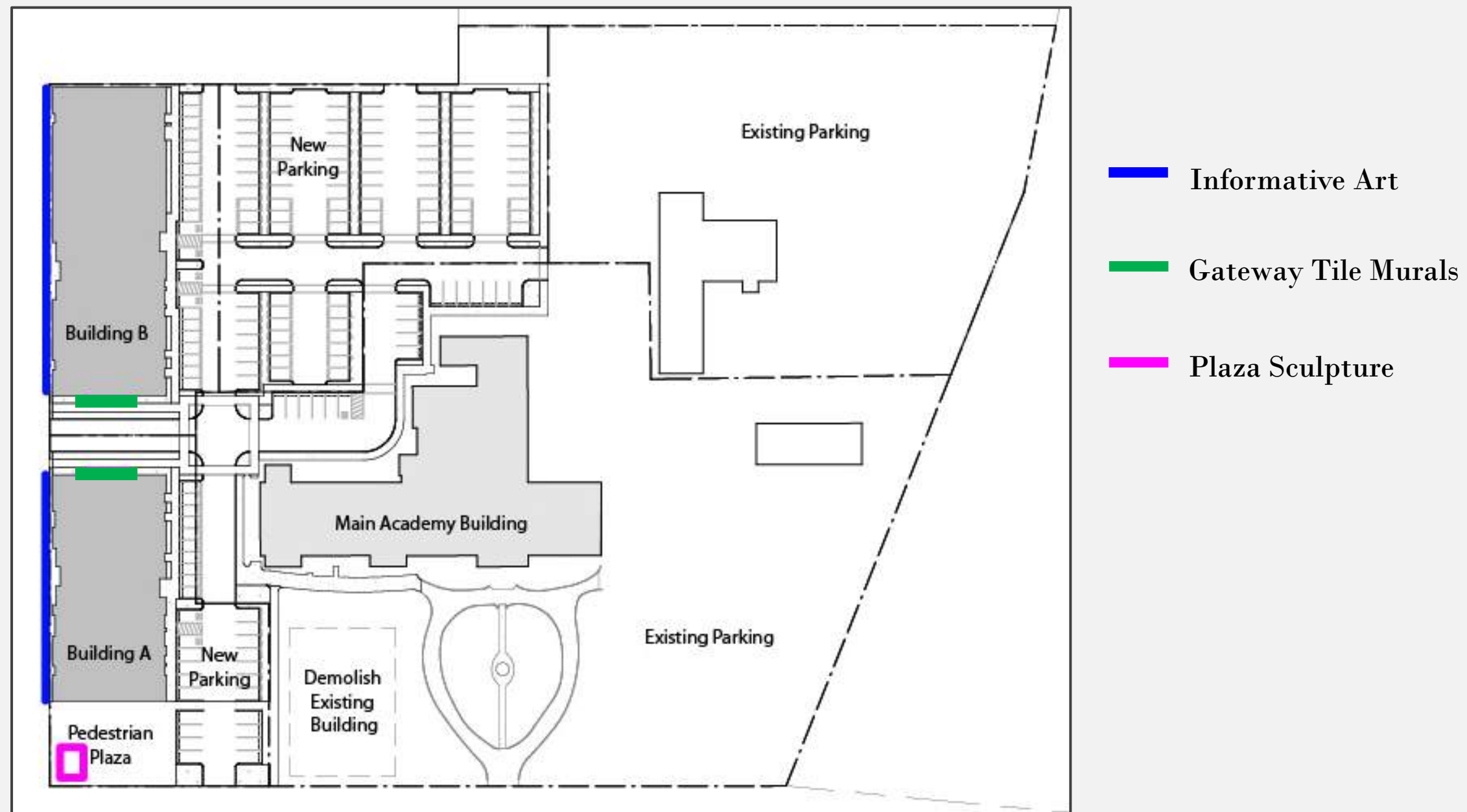
Public Art – Historical Inspired Wayfinding

The site will include historically-inspired wayfinding signage. Maps will be installed near entrances to the site so the public can understand the layout of the site. Additional wayfinding signage will direct the public to specific areas and installations within the site.



Aegis Phase I – Approved Public Art (to be installed in 2022)

Aegis Phase I was granted a tax exemption in exchange for public benefits including public art. Marathon hired a consultant to curate, design, and commission the art. The Aegis Phase I public art was unanimously approved the Vancouver Public Art Committee and is under construction now for installation in late summer 2022. The Aegis Phase I public art is an example of Marathon responsibly following through on promised public benefits.



Aegis Phase I – Approved Public Art (to be installed in 2022)

Cost: Approximately \$26,500

Size: Varies between 60”-96” tall and 20”-22” Wide

Locations: Every other pilaster on the west façade of Phase I buildings, 12 locations total

Narrative: There will be 12 metal panels cut out to reflect an overall shape inspired by an architectural element of the Academy. Within each shape, will be more botanical cut-outs, representing the importance of gardens on the site historically. Each will also have a rectangular cut-out with a translucent illuminated panel that tells a story of the site. Each story will stand alone to tell a piece of history. The stories are being developed in conjunction with the Historic Trust and the Sisters of Providence to ensure the most important pieces of history are captured.



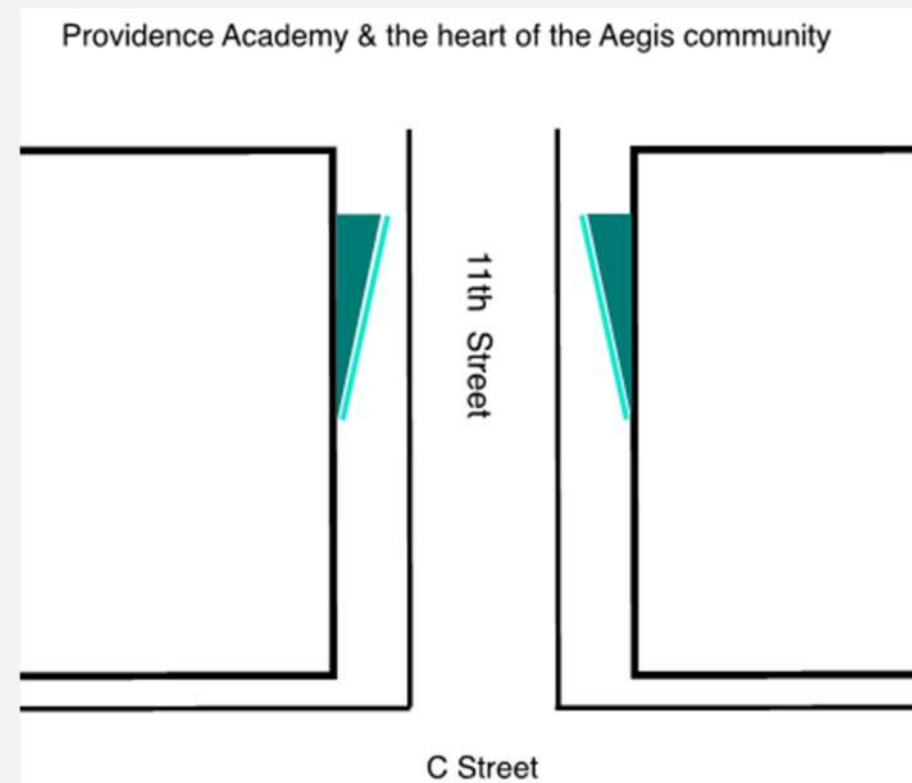
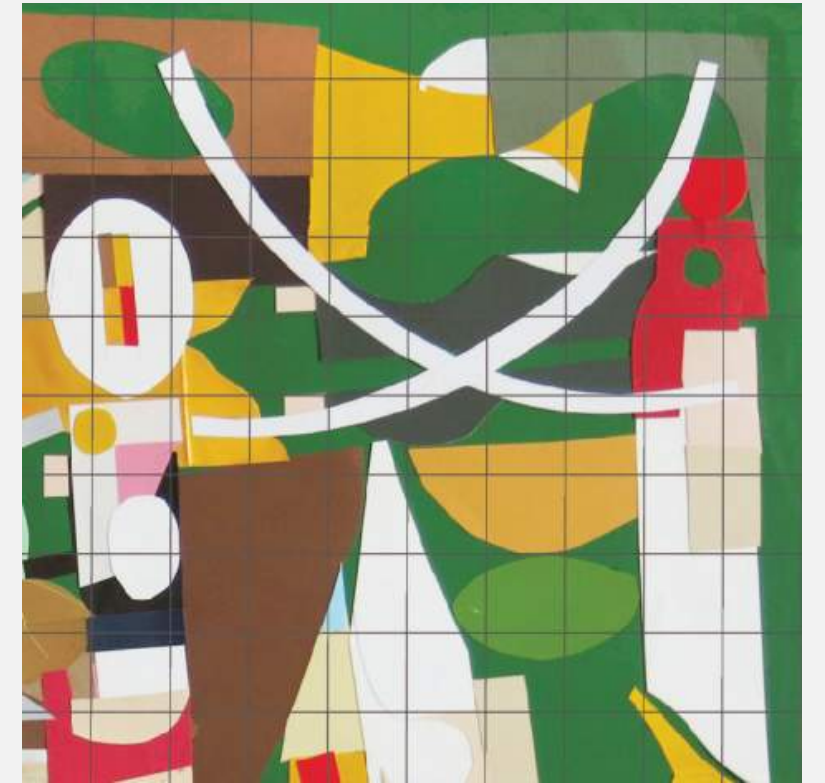
Aegis Phase I – Approved Public Art (to be installed in 2022)

Cost: Approximately \$67,700

Size: Approximately 10'9" x 10'9"

Locations: Two walls along driveline entering at 11th Street

Narrative: As people drive and walk past the new buildings and the intersection at 11th Street, they'll be drawn in by two tile murals that pop out of the walls. While the art is abstract, the color palette is derived from the site and landscape elements. The installations will face one another and will serve as a gateway entrance to the site.



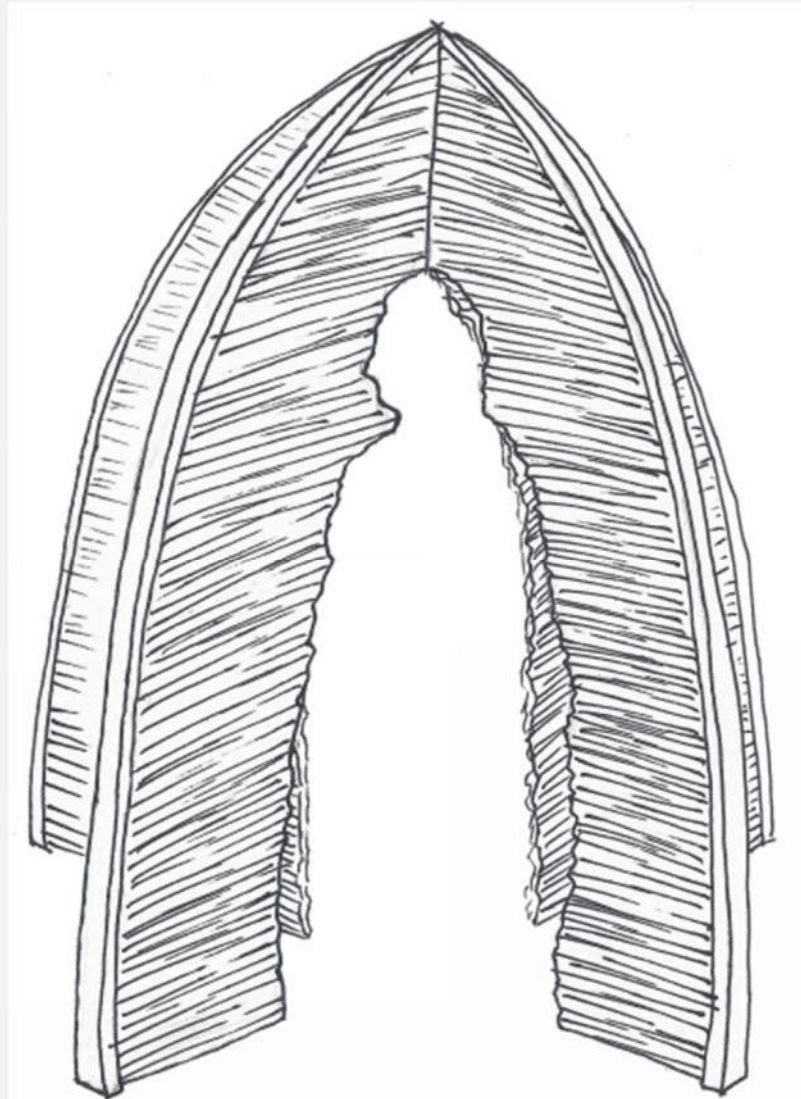
Aegis Phase I – Approved Public Art (to be installed in 2022)

Cost: Approximately \$77,000

Size: Approximately 10' h x 5'6" d x 5'6" w

Locations: South public plaza

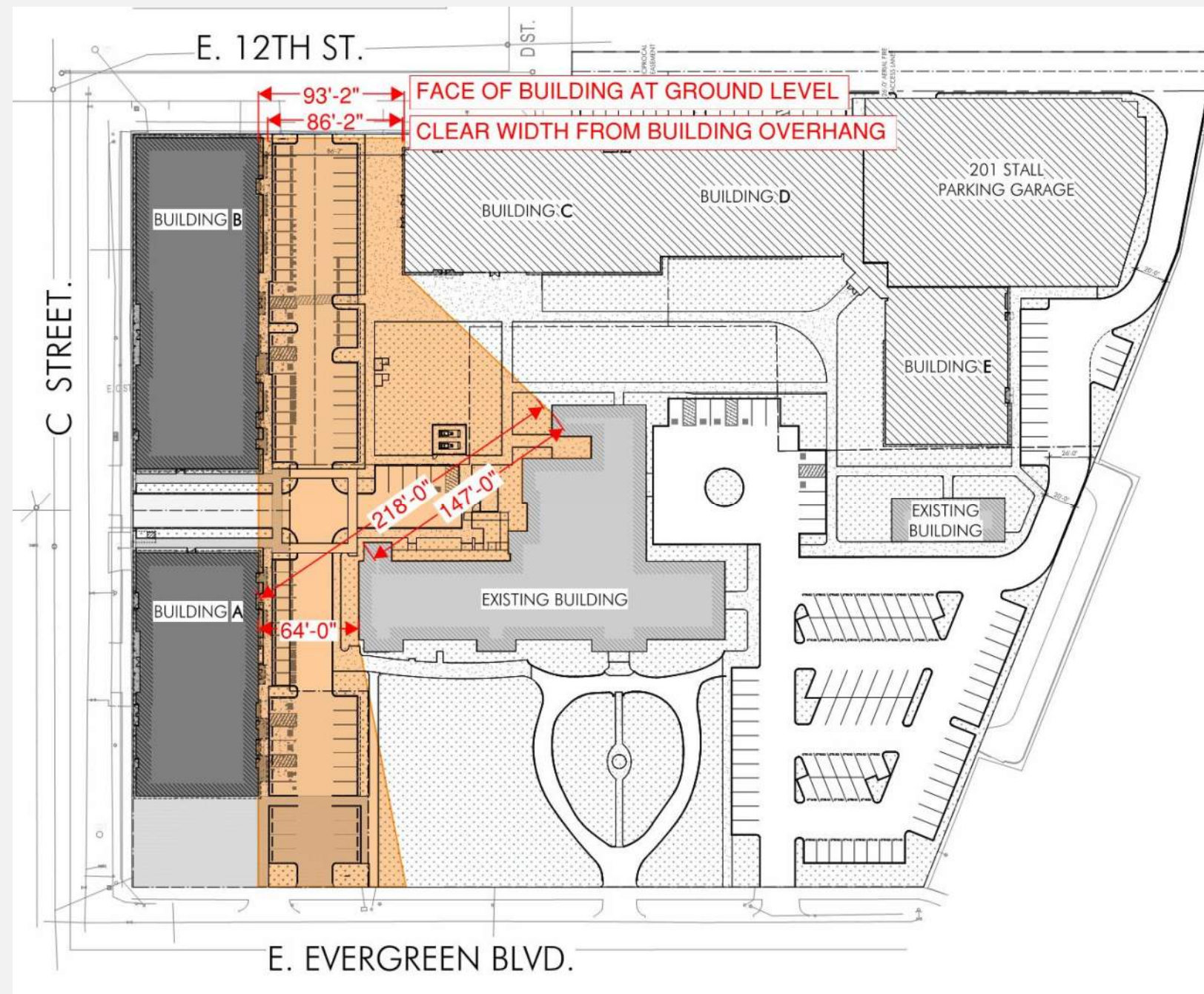
Narrative: This sculpture will be an ode to Mother Joseph. The overall shape of the metal supports replicates the architectural shape of the Academy's chapel. Within the metal structure, will be sheets of glass, cut and stacked with a silhouette of Mother Joseph in the negative space.



12th Street Enhanced View Corridor

Aegis II's 12th Street view corridor exceeds the Heritage Overlay requirements

Aegis II provides a 0-foot height limit view corridor looking south from 12th Street into the Academy Site which is 93 feet wide, significantly exceeding the Heritage Overlay required 50-foot-wide view corridor. It also provides a wide view of the Academy Site and Academy Building of varying degrees depending on the perspective within the view corridor as shown below.

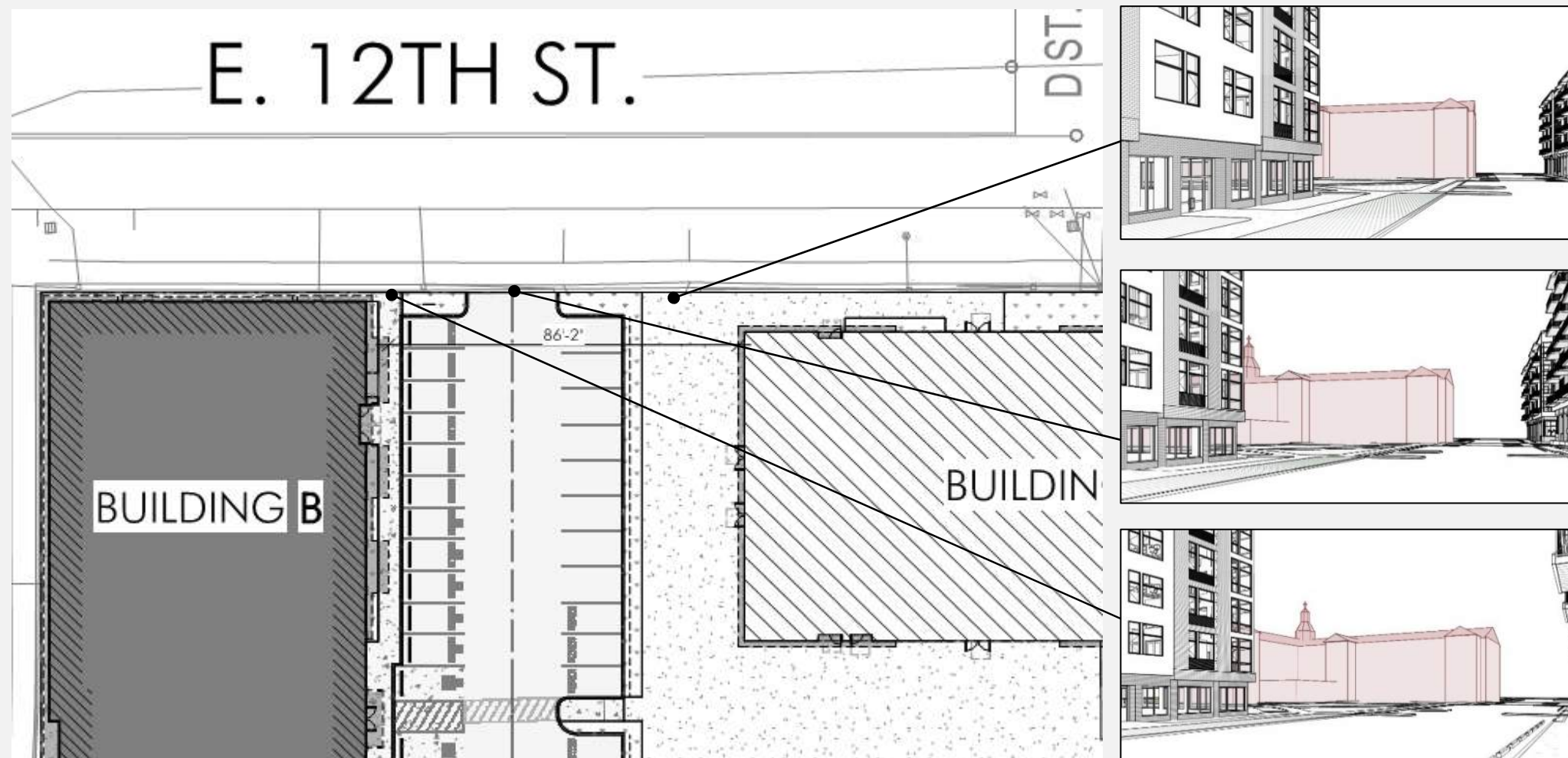


12th Street Enhanced View Corridor

The Development Team reduced the size of Building C to increase the width of the 12th Street view corridor

The Development Team reduced the size of Building C by moving the west façade 17 feet to the east which resulted in losing apartments/density. That adjustment however significantly expanded the view corridor from 12th Street to just over 93 feet – almost double the Heritage Overlay required 50-foot-wide view corridor. That expansion in turn significantly expanded the view of the Academy Site and Academy Building from 12th Street.

The expanded view corridor width also widened the pedestrian access from 12th Street to a 30-foot-wide pedestrian path. That wider pedestrian path allows for enhancing the view corridor with art and landscaping to catch the attention of passersby and draw them to the views of the Academy Building and Academy Site. That enhanced view corridor and enhanced pedestrian access from 12th Street will lead people to the expansive greenspace and further south through the greenspace to the Academy Building.



12th Street Enhanced View Corridor – Option 1

Enhanced View Corridor – Option 1

Along with the widened view corridor and pedestrian access from 12th Street to the greenspace, the Development Team is proposing enhancing the view corridor to catch passersby's attention from 12th Street and C Street to draw them to the view corridor, pedestrian access, and the site as a whole.

Option 1 – Along the new 30-foot-wide pedestrian path include robust, low landscaping along with uniquely shaped concrete or steel bollards etched with historical information about the Academy Site. The bollards' shape and illumination will catch people's attention and draw them to the view corridor and lead them into the Academy Site towards the greenspace and Academy Building.



12th Street Enhanced View Corridor – Option 2

Enhanced View Corridor – Option 2

Creating a framed entrance to the pedestrian access in the view corridor with an informational panel, and built-in seating to again catch the attention of passersby and draw them to the view corridor and Academy Site. The frame can be designed minimally or even mostly transparent to enhance rather than obstruct views.



12th Street Enhanced View Corridor – Option 3

Enhanced View Corridor – Option 3

Creating a mirrored entrance. Arrange the mirrors so that the views within the view corridor are reflected toward 12th street and C Street. This will help capture the attention of passersby to pull them towards the view corridor and Academy Site.



Aegis Design Guidelines

Preservation and Possibility

Give a historic site new life while embracing its architecture, spirit, and history.

Compatibility

Create a compatible juxtaposition of old and new; employing current design techniques to accommodate modern needs while incorporating traditional architectural elements to showcase the Academy's inspired history.



Aegis Design Summary

For Aegis II, the design team utilized the same compatible juxtaposition of old and new used in Aegis I. Aegis II will complement the Academy rather than mimic it. This was accomplished by employing current design to accommodate modern needs while incorporating traditional architectural elements and showcasing the Academy's inspired history. Structured, clean, and rectangular forms were employed and paired with robust landscaping, new plazas, and historical interpretive art to create a "frame" around the Academy. Aegis II was designed with minimal articulation and complexity to limit distraction from the Academy.

The design of Aegis II employs current design elements such as large windows to accommodate modern needs. The design of Aegis II also incorporated elements from the Academy's architecture and site design to create compatible juxtaposition. The hardscape and landscape design is coordinated throughout the site to create a cohesive site.



Aegis Design Summary

- Simple façades and clean lines frame and highlight the Academy.
- Mostly brick cladding is the same material and texture of the Academy.
- Neutral palette on the upper floors provides some contrast from the Academy, allowing the Academy to remain the focus of the site while not creating a stark contrast between old and new.
- Red brick on portions of the upper façades connects to the Academy and creates a cohesive campus feel from a distant perspective.
- Dark colored brick base and the Academy's stone base similarly anchor the buildings.
- The brick size and layout closely resemble the Academy's brick size and layout.
- Brick soldier courses, pilasters, and other brick detailing infuse traditional elements to complement the Academy.
- Rhythmic and symmetrical window layout mimics the Academy's window layout.

- The red brick building base and pathways throughout creates a cohesive campus feel from the pedestrian perspective.
- Cement panels provide depth relief in the s façade without excessive articulation distracting from the Academy.
- Informative and abstract historical art throughout the site connects Aegis and the Academy to the site's history and provides context for the public.
- Aegis II's arched entrance awnings mimic the Academy's arched windows.
- A new 40,000+ sf public greenspace at the center of the site will create an important space for framing the Academy, while allowing Academy tenants, Aegis residents, and members of the public to enjoy the open space.
- Cohesive landscaping between all of the buildings ties the site together.
- The earth tone exterior palettes of Aegis II and the Academy blend with the campus landscaping.

Public Engagement Summary

The Development Team tasked with transforming the site consists of representatives from the Trust and Marathon Acquisition & Development, and their professional consultants. To obtain feedback on Aegis Phase II and redevelopment plans for the site, the Development Team engaged the community through stakeholder interviews, several public open houses, and public online comment, and City of Vancouver planning staff. The Development Team also established an Academy Advisory Team to assist the Development Team in formulating design revision recommendations based on stakeholder, public, and planning staff feedback. AAT members were carefully selected based on their diverse experience and expertise.